

EXCLUSIVE OFFERING

1.96 ACRE PARCEL – ZONED B-2

5433 Wendy Bagwell (US Hwy. 278)
Hiram, GA (Paulding County)

New Reduced Price!

~~\$2,300,000~~

\$1,995,000



SITE HIGHLIGHTS

- Flexible B-2 (General Business Retail) Zoning
- High traffic counts and visibility on US Hwy. 278



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5433 Wendy Bagwell (US Hwy. 278), Hiram, GA (Paulding County)

**SITE SUMMARY**

Location	5433 Wendy Bagwell Parkway (US Hwy. 278) Hiram, GA 30141
Size	1.96 acres
Type	Raw land
Zoning	B-2 (General Business Retail)
County	Paulding
Asking Price	\$1,995,000 – Reduced Price!

Cushman & Wakefield is pleased to offer a pad-site land parcel for sale located on US Hwy 278/Wendy Bagwell Parkway, at 5433 Wendy Bagwell Parkway, Hiram, GA 30141

This site offers the opportunity to own prime commercial land in Hiram, Georgia consisting of a 1.96-acre parcel offering versatile B-2 zoning for a variety of General Business development.

Located on a prominent corner lot, this parcel affords exceptional access and visibility, making it an ideal location for commercial development or investment. Its strategic positioning ensures easy ingress and egress, enhancing convenience for patrons and optimizing business operations. With extensive frontage and strong access points, this property promises unparalleled opportunities for branding and marketing initiatives.

Situated within a thriving, central retail corridor with average household income exceeding \$88,000 within a 1-mile radius, this parcel also benefits from proximity to a diverse array of businesses and amenities as noted on Page 1 of this package, further enhancing its appeal and commercial viability. From national retailers to popular dining establishments, the surrounding area offers ample opportunities for synergy and collaboration, fostering a dynamic and vibrant commercial ecosystem.

Hiram, GA, stands as a vibrant hub within the commercial real estate landscape in Paulding, characterized by robust economic growth and a flourishing business environment. With its strategic location and burgeoning commercial activity, Hiram presents an unparalleled opportunity for owner occupier or investors seeking to capitalize on the region's prosperity.

For inquiries, please contact Boris Garbuz.

**BORIS GARBUZ**

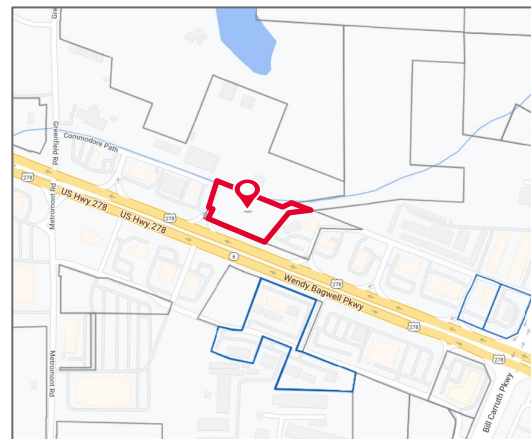
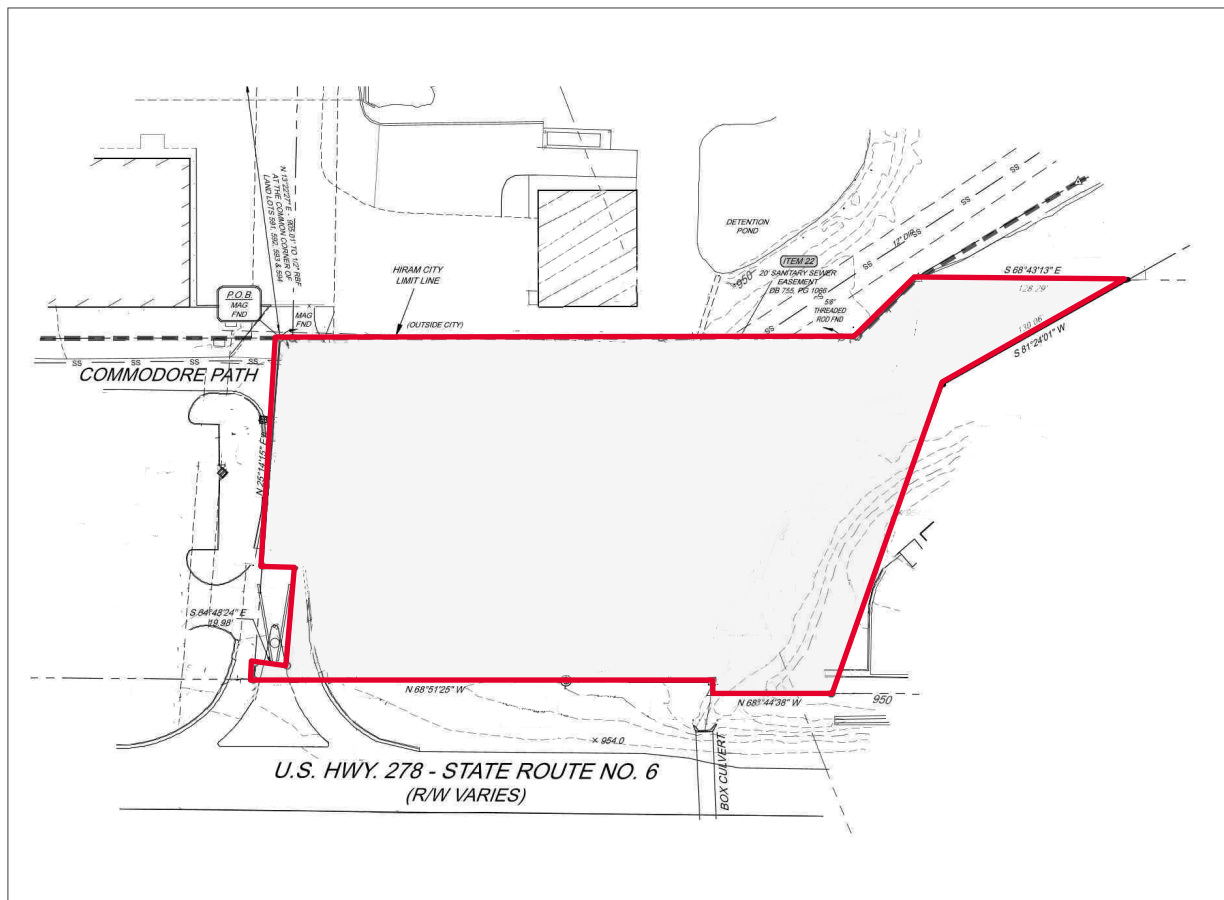
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FOR MORE INFORMATION:

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2024 DEMOGRAPHIC SUMMARY REPORT

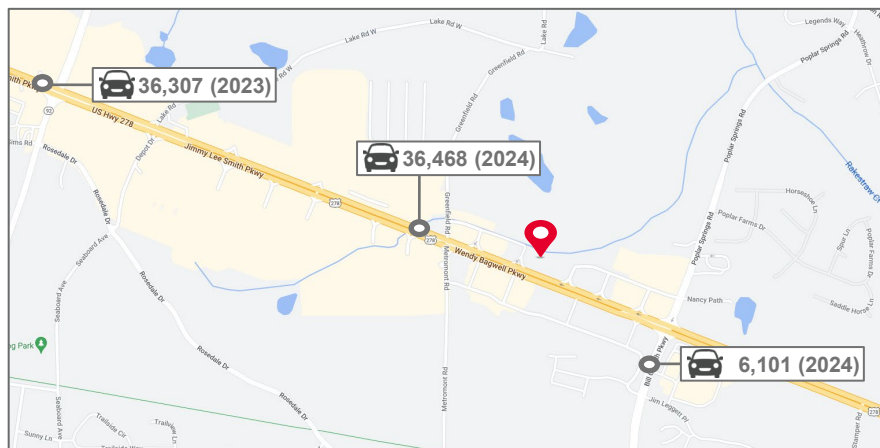
	1 mile	3 mile	5 mile
2024 Population	3,194	35,488	94,615
Population 2029 Projection	3,599	38,660	102,382
Households 2024	1,402	12,524	33,061
Household Growth 2024-2029	2.6%	1.9%	1.7%
2024 Avg. Household Size	2.3	2.8	2.8
2024 Med. Household Income	\$72,786	\$95,410	\$94,008

DAYTIME EMPLOYMENT REPORT

	# of Business (1 mile)	# of Employees (1 mile)
Total Businesses	415	4,231
Service-Producing Industries	375	3,721
Goods-Producing Industries	40	510

CONSUMER SPENDING REPORT

	1 mile	3 mile	5 mile
Total Consumer Spending	\$41.2M	\$461M	\$1.2B

TRAFFIC COUNTS**POPULATION BY AGE**